

# HERITAGE STATEMENT

In respect of:

**Proposed alterations to refuse enclosure**

**CALTHORPE ARMS, 252 GRAYS INN ROAD, LONDON, WC1X 8JR**

On behalf of:

**YOUNG & CO.'S BREWERY PLC**

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## 1.0 Introduction

- 1.1 This statement accompanies applications for planning permission and listed building consent for proposed alterations to the refuse enclosure at the Calthorpe Arms, a Grade II listed building within the Bloomsbury Conservation Area.
- 1.2 The statement provides a description of the building's heritage significance and an assessment of the impact of the proposals, in accordance with paragraphs 128 and 132 of the National Planning Policy Framework (NPPF, March 2012), and in order to meet the council's local validation checklist for applications affecting listed buildings and conservation areas.
- 1.3 The Calthorpe Arms is located on the east side of Grays Inn Road, at the corner with Wren Street.

## 2.0 Heritage Designations

- 2.1 The Calthorpe Arms was added to the statutory *List of Buildings of Special Architectural or Historic Interest* at Grade II on 14 May 1974. It is therefore deemed a designated heritage asset of special interest. The list entry reads as follows:

*'End of terrace public house. Early C19. Yellow stock brick. 4 storeys and cellar. 2 windows and 3-window return to Wren Street, plus 2 and single storey, 4-window extension to Wren Street return. C20 wooden public house frontage with Corinthian pilasters carrying entablature with modillion cornice. Plain stucco 1st floor sill band. Gauged brick flat arches to recessed 2-pane sashes. Parapet. Extension with 1st floor 2-light bowed oriel window. INTERIOR: with early C20 grained bar counter and back.'*

- 2.2 The Calthorpe Arms is noted in the list entry for its group value with other listed buildings located to the south on Grays Inn Road, on the opposite side of Grays Inn Road, and immediately to the east on Wren Street.
- 2.3 The property lies within the eastern fringes of the Bloomsbury Conservation Area, which extends from Euston Road in the north to High Holborn and Lincoln's Inn Fields in the south, and from Tottenham Court Road in the west to King's Cross Road in the east. The conservation area was designated in 1968, and subsequently extended a number of times. A conservation area appraisal was adopted on 18 April 2011. The Calthorpe Arms falls within *Sub Area 14: Calthorpe Street/Frederick Street*.

### 3.0 History

- 3.1 The Calthorpe Arms forms part of the early 19<sup>th</sup> century redevelopment of the Bloomsbury area. The adopted conservation area appraisal notes that the area surrounding Wren Street and Calthorpe Street were planned by the brothers William and Thomas Cubitt and constructed between 1820 and 1850.
- 3.2 The Calthorpe Arms is thought to have been built in the early 19<sup>th</sup> century to serve the resident community of traders and shopkeepers who made Lower Calthorpe Street their home. The building was extended to the north on Wren Street with two-storey and single-storey blocks later in the 19<sup>th</sup> century.
- 3.3 Applications for planning permission and listed building consent were approved on 15 November 2013 for the replacement of aluminium windows in the second and third floors with single-glazed timber units (local authority references 2013/6308/P and 2013/5514/L).

### 4.0 Description of Building

- 4.1 The Calthorpe Arms is a four-storey corner building constructed in yellow stock brick with a parapet roof. It has 20<sup>th</sup> century wooden pub frontages onto Grays Inn Road and Wren Street. There are two bays to the Grays Inn Road frontage and three to the Wren Street frontage.



*Fig.1 View of the Calthorpe Arms from the north corner of Wren Street*

- 4.2 The extension onto Wren Street comprises two-storey and single-storey blocks constructed in yellow stock brick with red brick gauged arches. There are modern timber windows at ground floor level and traditional sliding sash windows at first floor level.



*Fig.2 Extension on the Wren Street frontage*

- 4.3 The two-storey extension accommodates the commercial pub kitchen towards the front of the building at first floor level. The kitchen is served by a curved oriel bay window on the Wren Street frontage.
- 4.4 The single-storey part of the extension has a flat roof with parapet. The roof currently serves as a terrace, which houses a small store, a shelter, and an air-conditioning condenser.



*Fig.3 View from within Wren Street*

- 4.5 There is a wooden refuse store approximately 1.5m high in front of the single-storey block on Wren Street. It obscures the cill and lower half of the end window.

## **5.0 Assessment of Significance**

- 5.1 The Calthorpe Arms is of considerable significance as a good example of an early 19<sup>th</sup> century public house that served the local resident community of traders and shopkeepers in the Bloomsbury area. The building is of historic interest as part of the extensive redevelopment of the area between 1820 and 1850 by the Cubitt brothers.
- 5.2 The property is of architectural interest for its traditional public house exterior occupying a prominent corner plot within the conservation area. The building displays good use of local stock brick and gauged and rubbed brick window arches. The traditional materials, scale and design of the building complement the character and appearance of its surroundings, and it makes a positive contribution to the area.

The pub contributes to the vibrancy of the Calthorpe Street/Frederick Street sub area of the conservation area.

- 5.3 The later two-storey and single-storey additions on Wren Street are of less architectural or historical interest as the main corner block. The two-storey block has an attractive and unusual oriel bay window that makes a positive contribution to the appearance of the conservation area. The refuse store partly obscures one of the ground floor windows and this detracts from its appearance.

## **6.0 Description of Proposals**

- 6.1 The current applications seek planning permission and listed building consent for the replacement of the existing timber refuse store with one of a smaller height (960mm high) that would sit below the window cill of the end window on Wren Street.
- 6.2 The replacement refuse store would be constructed in timber, be of the same depth and would have double door openings matching the existing.

## **7.0 Policy Context**

- 7.1 The current development plan for the area is the Camden Core Strategy 2010-2025, which was adopted on 8 November 2010. The relevant policies within the local plan to the proposals are:

*CS14 – Promoting high quality places and conserving our heritage;*  
*DP25 – Conserving Camden’s heritage.*

- 7.2 National guidance relating to the historic environment is provided within section 12 of the NPPF. In considering proposals for a heritage asset, the local planning authority should take account of the desirability of sustaining or enhancing its significance and putting it to a viable use consistent with its conservation. The local planning authority should ‘afford great weight’ (paragraph 132) to a heritage asset’s conservation when considering the impact of a proposed development. Any harm or loss to a heritage asset’s significance should require clear and convincing justification, and should be weighed against identifiable public benefits. Paragraph 133 states that where proposals would lead to substantial harm to the significance of a designated heritage asset, the proposals should be refused unless it can be demonstrated that this would be outweighed by substantial public benefits or that the development would meet four specific criteria listed therein. Paragraph 134

states that where proposals would lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposals, including securing its optimum viable use.

- 7.3 The adopted Bloomsbury Conservation Area Appraisal is a supplementary planning document (SPD) to the local plan. There are guidelines for new development from p121 of the document onwards. It advises that air-handling and other small-scale non-residential development should be of a design and positioning that preserves the appearance of the conservation area.

## **8.0 Heritage Impact Assessment**

- 8.1 A refuse store is a necessity in operational terms for the pub. The location of the store is determined by its proximity to the service end of the building.
- 8.2 The replacement refuse store would be in the same location as the existing store, this being the less prominent part of the site and on a part of the building of lower significance.
- 8.3 The reduced height of the replacement store would enable the end window onto Wren Street to be exposed, and thus better reveal this part of the frontage.
- 8.4 The proposals would represent an enhancement over the current situation.

## **9.0 Conclusions**

- 9.1 The proposed replacement refuse store would affect a part of the building of low heritage significance.
- 9.2 The proposed works are required for operational purposes, and would enable the building to be maintained in its optimum viable use as a pub.
- 9.3 The replacement refuse store would be smaller than the existing thus better revealing the Wren Street frontage and appearing less prominent.
- 9.4 The proposals would result in an enhancement to the setting of the pub and the appearance of the Bloomsbury Conservation Area.



- 9.5 The proposals would comply with policies CS14 and DP25 of the adopted Camden Core Strategy, the aims and objectives of the NPPF, and the guidance contained within the Bloomsbury Conservation Area Appraisal.